

In re:
Seaton Investments, LLC
ALAN GOMPERTS
Debtors

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Jul 18, 2024

User: admin
Form ID: pdf042

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 20, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
db		ALAN GOMPERTS
db		Daniel Halevy
db		Susan Halevy

TOTAL: 3 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 20, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 18, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com easter.santamaria@saul.com
Carol Chow	

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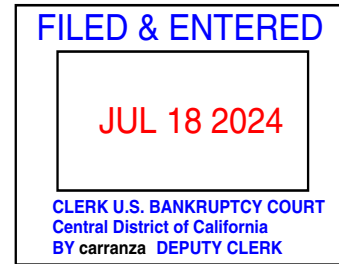
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	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com easter.santamaria@saul.com
Derrick Talerico	on behalf of Debtor Negev Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Broadway Avenue Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor SLA Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Colyton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Derrick Talerico	on behalf of Debtor Seaton Investments LLC dtalerico@wztslaw.com, maraki@wztslaw.com,sfritz@wztslaw.com
Gerrick Warrington	on behalf of Creditor Archway real estate income fund gwarrington@frandzel.com achase@frandzel.com
Gerrick Warrington	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC gwarrington@frandzel.com, achase@frandzel.com
Jacqueline L James	on behalf of Creditor Harvest Small Business Finance LLC jjames@hrhlaw.com
Jacqueline L James	on behalf of Interested Party Harvest Small Business Finance LLC jjames@hrhlaw.com
Jennifer C Wong	on behalf of Interested Party Courtesy NEF bknotice@mccarthyholthus.com jwong@ecf.courtdrive.com
Kelly L Morrison	on behalf of U.S. Trustee United States Trustee (LA) kelly.l.morrison@usdoj.gov
Michael G Fletcher	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC mfletcher@frandzel.com, sking@frandzel.com
Michael G Fletcher	on behalf of Creditor Archway real estate income fund mfletcher@frandzel.com sking@frandzel.com
Tanya Behnam	on behalf of Creditor Korth Direct Mortgage Inc. tbehnam@polsinelli.com tanyabehnam@gmail.com;ccripe@polsinelli.com;ladocteting@polsinelli.com
Todd S. Garan	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepите.com TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
Todd S. Garan	on behalf of Creditor Wells Fargo National Bank West ch11ecf@aldridgepите.com TSG@ecf.inforuptcy.com;tgaran@aldridgepите.com
Turner Falk	on behalf of Debtor ALAN GOMPERTS turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Susan Halevy turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Alan Gomperts turner.falk@saul.com tnfolk@recap.email
Turner Falk	on behalf of Debtor Daniel Halevy turner.falk@saul.com tnfolk@recap.email
United States Trustee (LA)	ustpreion16.la.ecf@usdoj.gov
Zev Shechtman	on behalf of Debtor ALAN GOMPERTS Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Daniel Halevy Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Alan Gomperts Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com
Zev Shechtman	on behalf of Debtor Susan Halevy Zev.Shechtman@saul.com zshechtman@ecf.inforuptcy.com;easter.santamaria@saul.com

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TOTAL: 30		

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Counsel to Debtors Seaton Investments, LLC,
Colyton Investments, LLC, Broadway Avenue
Investments, LLC, SLA Investments, LLC, and Negev Investments, LLC

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re:

SEATON INVESTMENTS, LLC, *et al.*,

Debtors and Debtors in
Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ
and 2:24-bk-12076-VZ

Chapter 11

**ORDER: AUTHORIZING INTERIM
USE OF CASH COLLATERAL
PURSUANT TO 11 U.S.C. § 363(C)(2)**

Hearing:

Date: June 20, 2024

Time: 11:00 a.m.

Crtrm.: 1368

Continued Hearing:

Date: July 23, 2024

Time: 11:00 a.m.

Crtrm.: 1368

- ☐ Affects All Debtors.
- ☒ Affects Seaton Investments, LLC
- ☒ Affects Colyton Investments, LLC
- ☐ Affects Broadway Avenue Investments, LLC
- ☐ Affects SLA Investments, LLC
- ☐ Affects Negev Investments, LLC
- ☐ Affects Alan Gomperts
- ☐ Affects Daniel Halevy
- ☐ Affects Susan Halevy

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LOS ANGELES, CA 90025

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LOS ANGELES, CA 90025

1 On June 20, 2024, at 11:00 a.m., the Court held a hearing (the “Hearing”) on shortened
2 time on the *Motion By Affected Debtors For Entry Of An Order Authorizing Use Of Cash*
3 *Collateral Pursuant To 11 U.S.C. § 363(c)(2)* (“Motion”) [Dkt. No. 87] filed by Seaton
4 Investments, LLC, (“Seaton”), Colyton Investments, LLC (“Colyton”), SLA Investments, LLC
5 (“SLA”), Negev Investments, LLC (“Negev,”), Susan Halevy (“Susan” or “Susan Halevy”), and
6 Alan Gomperts (“Alan” or “Alan Gomperts,”), the debtors and debtors-in-possession (the
7 “Debtors”) in the above-entitled jointly administered chapter 11 bankruptcy cases (the
8 “Bankruptcy Cases”).

9 No opposition to the Motion was filed by creditors secured by real property owned by
10 debtors Seaton and Colyton. In particular, the senior secured lender on the Seaton and Colyton
11 property, KDM California LLC (“KDM”), did not oppose the Motion.¹ KDM’s decision not to
12 oppose the Motion was based in part upon an agreement with debtors Seaton and Colyton that
13 KDM would consent to the proposed use of cash collateral set forth in the Motion with one change:
14 instead of an allowance of \$10,000 per month (\$5,000 per debtor) to be paid to Almighty Builders
15 Inc. (“Almighty Builders”), KDM consents to \$7,500 per month of its cash collateral to be paid to
16 Almighty Builders on account of property management services. Seaton and Colyton agreed to
17 KDM’s terms.

18 After considering the Motion and Seaton’s and Colyton’s representation of the agreement
19 with KDM regarding use of cash collateral, the Court having found notice to have been proper
20 under the circumstances, and good cause appearing,

21 **THE COURT HEREBY ORDERS AS FOLLOWS:**

22 1. The Motion is granted as modified by this Order on a final basis as to debtors Seaton
23 and Colyton only.

24
25
26 ¹ The Motion also sought relief with respect to property owned by debtors SLA, Negev, Susan
27 Halevy, and Alan Gomperts. Various creditors opposed relief against these debtors (the
28 “Oppositions”). A separate order addresses interim relief for use of cash collateral as to these debtors
and continues the hearing on the Motion and the Oppositions to July 23, 2024.

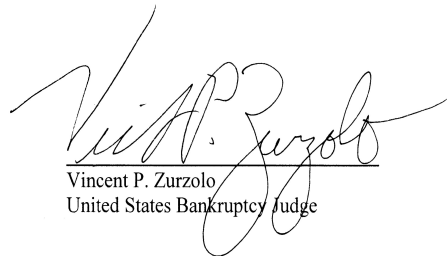
2. Seaton and Colyton are authorized to use cash collateral as proposed by budget attached as Exhibit 1 to the Declaration of Alan Gomperts submitted in support of the Motion [Dkt. 87], except the "Management Fee" of \$10,000 is approved at the lower amount of \$7,500.

ORDERED

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WEINTRAUB ZOLKIN TALERICO & SELTH LLP
11766 WILSHIRE BLVD., SUITE 730
LOS ANGELES, CA 90025

Date: July 18, 2024


Vincent P. Zurzolo
United States Bankruptcy Judge